

Cairn Homes Properties Ltd.  
45, Mespil Road  
Dublin 4

Date : 07-Feb-2024

**Reg. Ref. :** SDZ22A/0018/C20  
**Proposal :** Construction of a mixed-use development comprising 594 apartments, office floorspace, 4 retail units, a creche and urban square in the Clonburris Development Areas CUCS3 & CSWS3 of the Clonburris SDZ Planning Scheme 2019 as follows, 594 apartments (255 one bedroom apartments, 307 two bedroom apartments and 32 three bedroom apartments (all apartments to have terrace or balcony; ancillary communal amenity spaces for residents) as follows; Block A (4 and 6 storeys with undercroft) comprises 96 apartments consisting of 36 one bedroom apartments, 48 two bedroom apartments and 12 three bedroom apartments (with creche c. 609sq. m at ground and first floor as well as play area; Block B (6 storeys with undercroft) comprises 77 apartments consisting of 44 one bedroom apartments, 28 two room apartments and 5 three bedroom apartments; Block D (5 and 7 storeys with undercroft) comprises 71 apartments consisting of 39 one bedroom apartments and 32 two bedroom apartments; Block E (6 storeys with undercroft) comprises 100 apartments consisting of 47 one bedroom apartments, 48 two bedroom apartments and 5 three bedroom apartments; Block F (5 and 7 storeys with undercroft) comprises 124 apartments consisting of 57 one bedroom apartments, 61 two bedroom apartments and 6 three bedroom apartments; Block G (1, 2 and 4 storeys with undercroft) comprises 65 apartments consisting of 16 one bedroom apartments, 45 two bedroom apartments and 4 three bedroom apartments; Block H (4 storeys with undercroft) comprises 61 apartments consisting of 16 one bedroom apartments and 45 two bedroom apartments; Mixed use development comprising, commercial office development in Block C of 6 storeys with parapet above to 7 storey equivalent on elevations (c. 4, 516sq.m), 1 retail unit at ground floor of Block B (c.147.5sq. m) and 3 retail units at ground floor of Block E as follows (c.106.2sq.m, c.141.6sq.m and c.492.2sq.m respectively) as well as a creche (c. 609sq. m) at ground floor and first floor of Block A; Vehicular

access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R 113 to the east; Public Open Space/landscaping of c. 0.52 hectares (urban square) and linear open space (0.72 hectares) as well as a series of communal open spaces to serve apartments over undercroft level (and internal communal open space c. 685 sq.m; The development will also provide for all associated works and infrastructure to facilitate the development to include all ancillary site development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (396 no. spaces in a mixture of undercroft spaces Block A, Block B&D and Block E&F) and bicycle parking (1, 232 spaces at undercroft and surface levels), single storey ESB substations/bike/bin stores, green roofs, solar panels at roof level of apartments, plant areas within blocks and all ancillary site development/construction works; Permission is also sought for connection to water supply, and provision of foul drainage infrastructure.

This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area ' as defined by Statutory Instrument No. 604 of 2015; An Environmental Impact Assessment Report accompanies this planning application.

**Condition 20:**

**Materials and Finishes**

Prior to the commencement of development the applicant/developer shall submit materials and finishes of the development for the written agreement of the Planning Authority.

**REASON:** in the interests of visual amenity.

**Location :** Within the townland of Cappagh, Clonburris, Dublin 22  
**Applicant :** Cairn Homes Properties Ltd.  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 06-Dec-2023 to comply with Condition No 20 of Grant of Permission No. SDZ22A/0018, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“Compliance submission:

The applicant/agent has submitted a cover letter and ‘T2-Seven Mills Materials, Colours and Textures Submission’ booklet prepared by ALTU Architects.

Planner’s response:

*Block A*

Proposed external wall materials red brick, off-white/light grey render and dark grey render. Selected aluminium cladding around entrance.

While the variation in colours and materials are welcomed, there are concerns with the level of render proposed having regard to the visual longevity of this material. The reduction or omission of this material should be considered. The variation in external materials and finishes should still be provided for. There was textured brick work included in the proposed design at application stage that is not clearly shown on the compliance submission drawings. The Planning Authority would welcome the use of this to help break up the massing of buildings and create visual interest.

*Blocks B & D*

Proposed external wall materials red brick, dark grey brick, off-white/light grey render and dark grey render.

Same comments as above under Block A. Articulate the ground floor main façade where facing high pedestrian activity areas, including in terms of shopfront design where areas of retail are proposed and articulation of the main entrances.

*Blocks E & F*

Proposed external wall materials light grey brick, red brick, dark grey brick, off white/light grey render and dark grey render.

Same comments as above under Block A. Articulate the ground floor main façade where facing high pedestrian activity areas, including in terms of shopfront design where areas of retail are proposed and articulation of the main entrances.

*Block G & H*

Proposed external wall materials light grey brick, off-white/light grey render and dark grey render.

Same comments as above under Block A.

*Block C Employment Landmark Building*

Proposed external materials fibre cement light cladding, fibre cement dark cladding and light aluminium cladding (at ground floor level).

The materials and finishes of Block C are considered to be visually acceptable.

Having regard to the above, it is considered that the submission is not fully in compliance with Condition 20.

**Conclusion**

The submission is **not** in compliance with Condition 20. “

Yours faithfully,

M.C.

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*for* **Senior Planner**